

2070-162 13787

SEE CML  
BOOK 3787  
PAGE 44

KNOW ALL MEN BY THESE PRESENTS that I, JOHN R. NELSON, JR.,

of 95 Sand Hill Road, Amherst, Hampshire County, Massachusetts

being ~~conveyed~~ for consideration paid, and in full consideration of \$163,500.00

grants to JEAN FRANKLIN

of A. C. Boyden Road  
Conway, Massachusetts 01341  
~~shodanbix~~

with warranty covenants

[Description and encumbrances, if any]

Two tracts of land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, bounded and described as follows:

TRACT I:

The land in said Amherst, on the Westerly side of North Pleasant Street, known as 264 North Pleasant Street, bounded and described as follows:

Beginning at the Northeast corner of the land hereby conveyed, on the Westerly side of highway called North Pleasant Street; thence Southerly along said North Pleasant Street eighty (80) feet to a stake and stones; thence Westerly eight (8) rods to land now or formerly of Oran C. Boyd (formerly Enos J. Montague); thence Northerly along land now or formerly of said Boyd eighty (80) feet to land now or formerly of the heirs of Charles H. Sanderson; thence Easterly along said Sanderson land eight (8) rods to the place of beginning.

Containing one-fourth ( $\frac{1}{4}$ ) of an acre, more or less.

SUBJECT TO an easement for a ditch or drain crossing the Westerly end of the lot, where now located, and which ditch or drain is to remain forever free and unobstructed.

TRACT II:

The land in said Amherst, on the Southerly side of McClellan Street and the Westerly side of North Pleasant Street, known as 274 North Pleasant Street, bounded and described as follows:

Beginning at an iron pin at the Northwestern corner of the described premises on the Southerly side of said McClellan Street and at the Northeasterly corner of land now or formerly of Hastings Lyon; thence Southerly along land now or formerly of said Lyon eighty-seven and nine-tenths (87.9) feet, more or less, to an iron pin at land now or formerly of Frederick G. Ruder; thence Easterly along land now or formerly of said Ruder ninety-two and twelve hundredths (92.12) feet, more or less, to said North Pleasant Street; thence Northerly along said North Pleasant Street to said McClellan Street; and thence Westerly along said McClellan Street ninety-five (95) feet, more or less, to the place of beginning.

SUBJECT TO a right of way in said Lyon and his heirs and assigns, to be used in common with Carolyn Wyman, her heirs and assigns, extending from the premises of said Lyon to said North Pleasant Street, said right of way being described as follows:

Beginning at the Southeasterly corner of land now or formerly of said Lyon, and running thence Northerly along land now or formerly of said Lyon twenty-nine and four-tenths (29.4) feet, more or less, to the Southerly side of a paved walk; thence Southeasterly, in a straight line, to a point, which point is distant Northerly sixteen (16) feet, more or less, in a straight line, from an iron pin in the division line between the property herein granted and the property now or formerly of said Ruder, and which iron pipe is distant Easterly, measured along the line of land now or formerly of said Ruder, forty-five (45) feet, more or less, from the Southeasterly corner of land now or formerly of said Lyon; thence Easterly, in a line parallel with, and sixteen (16) feet, more or less, distant from, the division line between the premises herein granted and land now or formerly of said Ruder to said North Pleasant Street; thence Southerly along said North Pleasant Street sixteen (16) feet, more or less, to land now or formerly of said Ruder; thence Westerly along land now or formerly of said Ruder ninety-two and twelve hundredths (92.12) feet, more or less, to the Southeasterly corner of land now or formerly of said Lyon.

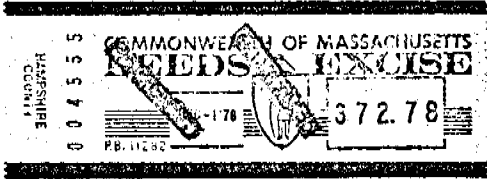
2070-163

Being the same premises described in deed of Frank E. Ray, George A. Ray and Charles E. Ray to John R. Nelson, Jr. and Sandra B. Nelson, dated July 31, 1973, recorded in Hampshire County Registry of Deeds, Book 1720, Page 8. See also deed of Sandra B. Nelson to John R. Nelson, Jr., dated June 22, 1976, recorded in said Registry, Book 1893, Page 154.

Witness my..... hand and seal this .....1st..... day of .....December..... 19 78

Barbara A. Marden.....  
.....  
.....

John R. Nelson, Jr.  
John R. Nelson, Jr.  
.....  
.....



The Commonwealth of Massachusetts

Hampshire, ss. December 1, 19 78

Then personally appeared the above named John R. Nelson, Jr.

and acknowledged the foregoing instrument to be his free act and deed, before me

Barbara A. Marden  
Notary Public

My Commission Expires July 30, 1982

December 1, 1978 at 4 o'clock and 06 min. PM. REC'D, ENT'D & EXAM'D